



COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

June 6, 2017

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:00 a.m. on June 6, 2017.

(a) Commissioners present at the Commission meeting:

Ron Brown
Gregory Furnish
Kevin Goeden, representing the Commissioner, Department of Labor
John Hawkins, Chairman
Todd Hite, representing the Commissioner, Department of Health
James Hoch
James Jordan
Matt Mitchell, Vice-Chairman, late arrival
Jessica Scheurich
Craig Von Deylen

(b) Commissioners not present at the Commission meeting:

Patrick Richard

(c) The following departmental and support staff were present during the meeting:

Legal and Code Services

Craig Burgess, State Building Commissioner
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary for the Commission
James Schmidt, Deputy Attorney General

2. Old Business

Chairman Hawkins called for approval of or amendments to the May 4, 2017 minutes, and the May 25, 2017, special meeting minutes. Commissioner Furnish moved to approve the May 4th minutes with a correction in the discussion of the La Porte Carbon Monoxide Ordinance. He stated that Jason Shelley, Carlie Hopper and Gretchen White did not list cost as a factor in their statements to

the Commission, and requested the reference be stricken. Commissioner Hoch moved to approve the minutes with corrections, and Commissioner Scheurich made the second. It was voted upon and carried. Commissioner Mitchell asked that the Commission's request for staff to review and make recommendations on ordinances did not appear in the May 25, 2017, special meeting minutes. He moved to approve with minutes with that correction. Commissioner Von Deylen made the second. It was voted upon and carried.

3. Third Party Approvals

T. R. Arnold & Associates, Inc.
4703 Chester Drive
Elkhart, Indiana 46516

Kevin Troy, Fire and Building Code Enforcement, presented the request for third party inspection renewal. He recommended approval. Commissioner Von Deylen moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

4. Discussion of the addition of carbon monoxide alarms to the Local Ordinance template

Commissioner Ron Brown explained that a suggestion that the Ordinance template be amended to include carbon monoxide alarms to create a standardization of information across the state should other municipalities wish to include the alarms in their ordinances. He had prepared a proposed form which would include Class 2 structures, excluding outbuildings, swimming pools and so forth, using language from the 2015 IRC being used as the model code by the Residential Code Committee. It also included a sunset provision for local ordinances should the upcoming Indiana Residential Code include requirements for carbon monoxide alarms. Commissioner Mitchell asked if there was both new and existing residence language in the 2015 IRC, and was told it existed. Commissioner Furnish asked that the committee be allowed to do their job so that they weren't dissecting the code book, explaining that the carbon monoxide detector issue was scheduled to be discussed in their next meeting. He then made a motion to deny, but following further discussion, changed the motion to table further discussion of Commissioner Brown's proposed template change for 90 days. Commissioner Scheurich made the second. It was voted upon and carried.

5. Discussion of ordinance review by Commission staff

Chairman Hawkins, referring to the presentation of the Terre Haute Ordinance, stated that he thought there had been some valid points made. The first one being the time issue and the length of time being taken to review ordinances. The second issue was who was performing the substantive review of the ordinances. The Commission is the rule-making authority for the Fire Marshal and the State Building Commissioner, set apart from the Agency, and there is a statute which requires the Department of Homeland Security to provide staff for the Commission to do its job. So if the Department feels it's the job of the Commission to do the substantive review of the ordinances, Chairman Hawkins asked to hear discussion from the Commission members about that. Commissioner Mitchel noted that a perfect example of how the process should be handled was seen earlier in the meeting when Kevin Troy recommended approval of the Third Party Inspection application, having reviewed it and providing his opinion. Following a lengthy discussion of the need for a lawyer to review the ordinances, especially if drafted by an attorney. It was noted that the department appeared to think that the lawyers were to provide advice only, and that the subject

matter expertise should come from the Commissioners. Chairman Hawkins, speaking of his own experiences, stated it was a time-consuming process since he is not a lawyer and frequently had to reference other sources to understand what had been written "in legal-ese". He said the Commission needed subject matter expertise support staff, not just a legal review to check that we spelled things correctly. Those Commissioners making a statement agreed. A motion to compel the State of Indiana to provide a professional staff with the skills necessary to review both the form and substantive nature of the ordinances submitted to the Commission for approval. Commissioner Scheurich made the second. It was voted upon and carried.

6. Discussion and Possible Commission Action on Electronic Communication Policy

Chairman Hawkins thought this had been adopted, but was unable to find any confirmation in his records. It had been discussed but not put up for a vote. Jim Schmidt, Deputy Attorney General, offered to help draft a policy for the Commission to consider for adoption. James Greeson, State Fire Marshal, offered to supply copies of policies which had been adopted by several boards of which he was a member. It was decided to place the discussion on next month's agenda.

7. Discussion of Variance Filing Deadlines

Craig Burgess, State Building Commissioner, brought the topic of filing deadlines for variance applications before the Commission for further discussion. The request was to allow staff an extra week by moving the cutoff date to a week before the staff meeting was due, or at 21 days from the Commission meeting. There would also still be late requests considered when delay would create a hardship for the applicant. There was no objection voiced so long as the option for late requests was present.

8. Variances

Tabled

17-03-08(a)(b) Crossing Educational Center, Goshen

The proponent had requested it be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-03-09 Berne Crossing, Berne

The proponent had requested it be tabled. Commissioner Hoch moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-04-02 Haunted House Grissom Maze of Terror, Peru

During the process to obtain a quote on a sprinkler system requested by Commissioner Brown, it was discovered the existing sprinkler system in place still worked. The application was withdrawn.

17-04-40(a)(b) 2014 IFC 675 IAC 22-2.5 Sec. 1008.1.9.9 – Evansville Day School, Evansville

No proponent was available. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-05-05(a)(b)(c) Rabbit Ridge School, Hagerstown

No proponent was available. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-05-08 Student/Faculty Residence, La Porte

No proponent was available. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-05-09 Temporary Building, Huntingburg

The application was still incomplete. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-13(a)(b) Day Early Learning, Indianapolis

Kahilil Mwaafrica, Center Director, spoke as proponent. Jeff Dean, City of Indianapolis, advised the Commission that they had received notification only the day before. The facility had been cited in February by Steve Jones, Pike Township Fire Department, and some of the issues still had not been corrected. It was explained to the proponent that the application should have been submitted as two separate parts, and that the owner of the property had not signed the application, nor had they been listed as the owner on the first page of the application. Commissioner Scheurich moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-61(a)(b)(c)(d)(e) Coffeehouse, Zionsville

Patrick Grimes, Cube Architecture, spoke as proponent. Also present was Josh Frost, Zionsville Fire Department. Variance (a) was to allow a non-compliant vertical rise on the existing stair, the only stair serving the second floor. The doors will be reversed to exiting, and the fire department wants the variance to go with this owner only. Following discussion, Commissioner Jordan moved to deny, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was to allow a travel distance in the existing office to be non-compliant at 120 feet. The proponent states there is not sufficient separation to install an additional stair. Commissioner Hoch moved to deny, with the second by Commissioner Brown. It was voted upon and carried. Variance (c) was to allow the occupant load for the coffee house area to be 33 and for the office area to be 16, giving a total of 49. The total calculated occupant load would be 79 persons. Commissioner Brown moved to deny, with the second by Commissioner Hoch. It was voted upon and carried. Variance (d) was to allow the existing exterior stair to be covered on all sides. Commissioner Hoch moved to deny, with the second by Commissioner Furnish. It was voted upon and carried.

INCOMPLETE

17400 Speedway Indoor Karting, Speedway
17447 LifeWay Apostolic Church, Avon
17484(a)(b)(c)(d) Parkview Cancer Institute, Ft. Wayne

Commissioner Scheurich moved to table the incomplete variances, with the second by Commissioner Furnish. It was voted upon and carried. Commissioner Von Deylen abstained.

New Variances

A/B

Chairman Hawkins called for any variances in the A/B category which were to be called out for individual consideration. None were called out. Commissioner Hawkins then said he would abstain from voting on 17-06-57 Skyline Suites, Salem. Commissioner Von Deylen said he would abstain from voting on 17-06-08(a)(b) Penn Circle, Carmel. And Commissioner Mitchell then abstained from voting on 17-06-14 Riverview Health, Noblesville. Commissioner Scheurich then moved to approve all A and B variances eligible for the block vote. Commissioner Jordan made the second. It was voted upon and carried.

The following variances were approved as submitted:

17-06-01 Valparaiso University, Valparaiso
17-06-02 Boonville High School Gym Vertical Wheelchair, Boonville
17-06-06(a)(b)(c) Painters and Decorators Building, Lafayette
17-06-07 Marian University Byrum School of Business, Indianapolis
17-06-08(a)(b) Penn Circle, Carmel
17-06-09 Vectren Wagner Center Office Remodel, Evansville
17-06-10(a)(b) Amy Beverland Elementary School Portable Classrooms, Indianapolis
17-06-11 Founty County Commissioners, Covington – withdrawn
17-06-12 Stunning and Picking Building addition, Huntingburg
17-06-13 Harding High School, Ft. Wayne
17-06-14 Riverview Health, Noblesville
17-06-15 Pike Township Temporary Fire Station, Indianapolis
17-06-16 Indiana Buddhist Temple, Hoagland
17-06-17(a)(b)(c) Arbuckle Mixed Use Development Proposed Block C, Brownsburg
17-06-18 130 E. Washington Street Basement Amenities, Indianapolis
17-06-19 University of Notre Dame Knott Hall, Notre Dame
17-06-20 Lilly K140 Renovation, Indianapolis
17-06-28 White River Water Treatment Plant Permanganate Chemical Feed, Indianapolis
17-06-31 Wishard Hospital Replacement Facility, Indianapolis
17-06-36 24 W. Washington Street, Indianapolis
17-06-37(a)(b)(c)(d) Purdue University Agricultural and Life, West Lafayette
17-06-38(a)(b)(c)(d) Purdue Football Performance Complex, West Lafayette
17-06-41 Indiana Youth Group Renovation, Indianapolis
17-06-42(a)(b) Gateway 600 TI Ingram Micro, Jeffersonville
17-06-43 Marian University Byrum School of Business, Indianapolis

17-06-44(a)(b)(c)(d) St. Elizabeth Health East, Lafayette
17-06-45(a)(b)(c)(d) Hampton Inn & Suites, Indianapolis
17-06-46(a)(b)(c)(d) Carmel Midtown North Parking Garage, Carmel
17-06-47(a)(b) Mt. Vernon Middle School Additions and Renovations, Fortville
17-06-50 Storage Express CV-WS, Clarksville
17-06-53 Franklin College Barnes Hall Addition, Franklin
17-06-54 Blue Gate Inn Fire Door Modification, Shipshewana
17-06-57 Skyline Suites, Salem
17-06-64(a)(b)(c)(d)(e)(f)(g) Midtown Flats, Carmel

Breaking and reconvening: Chairman Hawkins recessed the Commission at 10:23 a.m. It was called back to order at 10:35 a.m.

C/D/NVR

17-06-03 McClure Oil Corporation #43, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-06-04 Chairlift Installation Newtown Community Church, Newtown

Tina Gookins and Doris Robinson, church board members, spoke as proponents. The request was to allow two stairways to be reduced in width due to the installation of a chair lift serving the sanctuary and the basement. There is another stairway which will not be affected. The basement is used for fellowship activities following services, funeral dinners, etc. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-06-21(a)(b) Hammond Spotsplex, Hammond

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request in (a) was to omit the emergency voice/alarm communication system. The building will be sprinklers with an NFPA 13 system, and a fire alarm with horns and strobes will be activated by the sprinklers. There are multiple exists. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow a mezzanine running track with an exit travel distance of approximately 350 feet to the exterior. Roof height above the track will be approximately 14.6 feet, and fire modeling gives an evacuation of almost 4 minutes safely with the four exits stairs provided. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

17-06-22 Biltwell Event Center, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was for an extension of time in which the doors were to have been replaced and installed according to the original variance, 17-02-35(c). The doors were not delivered in time, and the request was to move the deadline for

installation to July 31, 2017. Following discussion, Commissioner Hoch moved to approve with the condition that the variance be valid until July 31, 2017. Commissioner Brown made the second. It was voted upon and carried.

17-06-23(a)(b) Mind Games Escape Room, Indianapolis

Carrie Ballinger, RTM Consultants, spoke as proponent. In variance (a), an existing tenant space, with separation from tenants on either side, will be remodeled as an Escape Room, but will not comply with Special Amusement Building requirements. The building is not sprinklered, and the smoke alarm will sound in the control room which is attended only during hours of operation. An emergency voice/alarm communication system also will not be provided, nor will interior finishes be Class A. Egress doors in the rooms are not disguised on the egress side, and a push-to-exit button is beside the door in case of emergency. Maglocks will unlock at loss of power and activation of smoke alarms. Escape rooms will be monitored. Variance (b) was to allow maglocks with hardware no affixed to the door leaf as required by code. Following discussion, Commissioner Von Deylen moved to approve both (a) and (b) until July 31, 2018. Commissioner Hoch made the second. It was voted upon and carried.

17-06-24(a)(b) Purdue University Active Learning Center, West Lafayette

David Kish, Purdue University, spoke as proponent. Variance (a) was eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow the reading room/multi-purpose room to have a posted occupant load of a maximum of 270 instead of the calculated occupant load of 722. The exits access doorways in the reading room will accommodate 270 people, and to modify the existing system would be a cost hardship. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

17-06-25 Village Center Shoppe Lot 16, Carmel

17-06-49 Lot 9 – Pastime Tournaments, Carmel

Scott Perez, Arxtheon Architecture, spoke as proponent. The request was to allow the new 2-story structure with first floor a B occupancy and garage with apartments on the second floor to be protected by an NFPA 13D sprinkler system in the residential areas. The garage will be separated by a 1-hour separations, and apartments will be separated by 1-hour construction. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-06-26 360 Market Square, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request is to allow the sliding door threshold to be in excess of the compliant $\frac{1}{2}$ " threshold by $\frac{1}{2}$ " to 1". A ramp will be provided if necessary to meet tenant needs. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-06-27 St. Luke's United Methodist Church, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Brown. It was voted upon and carried.

17-06-29(a)(b) Phoenix Theatre, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was a request to allow the headspace beneath the stage to be non-compliant. There will be 5'5" between beams and 4' at the beams. The only occupants of the space will be actors and stagehands familiar with the area. The building is fully sprinklered, and smoke detection and alarm notification devices will be provided in the space. Following discussion, Commissioner Hoch moved to approve both (a) and (b), with the second by Commissioner Von Deylen. It was voted upon and carried.

17-06-30(a)(b)(c) Charles Black Center, South Bend

Melissa Tupper, RTM Consultants, spoke as proponent. Variance (b) was to allow new and existing 2-hour fire barriers of 8" and 12" thick CMU walls in lieu of 2-hour structurally independent fire walls to create separate buildings. Variance (c) was to allow the lounge area to be open to the corridor in the community center. Commissioner Brown moved to approve both (b) and (c), with the second by Commissioner Scheurich. It was voted upon and carried. The request in variance (a) is to omit the sprinkler system in the gymnasium and gymnasium addition. A fire alarm will be installed in the addition and a new fire alarm control panel will serve the entire building. Smoke detection and heat detectors will be installed in storage and mechanical spaces as well as corridors and areas open to the corridor. There are exits directly to the exterior and a travel distance of 105 feet. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried with a nay vote by Commissioner Brown.

17-06-32 St. Vincent Center Indiana Paces Training, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. Jeff Dean, City of Indianapolis, and Margie Bovard, Indianapolis Fire Department, also spoke to the Commission. The request was for a variance to the City of Indianapolis Ordinance which uses the 1995 edition of NFPA 13 which talks differently about exterior valves for control of the sprinkler system. When questioned as to why she was asking the Commission for a variance to an Indianapolis Ordinance requirement, the proponent said the ordinance directed them to the State for the variance for water supply. Jeff Dean, City of Indianapolis, noted he was not sure there was a violation from the section of code listed on the proponent's application, and he also stated he was not sure there was a violation of Commission rule. He continued that if the issue was the post indicator valve, which is under a Marion County regulation, they grant the variance and then it comes to the Commission. The proponent agreed it was a variance to the City of Indianapolis Ordinance, and then stated it was far more restrictive and should never have been adopted, claiming it made life difficult for people because it was hard to comply with the rules. The Chairman stated the Commission could not grant a variance to a city ordinance, but could approve a variance they granted. He felt that this should be put before the city and appealed if they denied it. Commissioner Hoch moved to variance required based on the lack of requirements for a PIV in Commission rules. Commissioner Von Deylen made the second. It was voted upon and carried. The proponent then asked for a clarification for the record if the placement of the valve to be in the fire pump room off the entry lobby will be allowed and complies

with Commission rule. Chairman Hawkins stated you don't need a variance to comply with Commission rules.

17-06-33(a)(b)(c)(d) Scenic Hills New Building, Wolcottville

An Amish one-room school building was to be constructed without providing electricity. The request in (a) was to allow a battery-operated fire alarm. The request in (c) was to omit egress lighting since the school will be used only during daylight hours. The request in (d) was to allow the use of highly reflective photo luminescent exit signs in lieu of electric exit signs. Commissioner Von Deylen moved to approve variances a, c, and d, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (b) was to omit sprinklers. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried with two nay votes.

17-06-34 Plant 83 Fire Wall Penetration, Goshen

Ricky Seward, Senior EHS Manager for Lippert Components, spoke as proponent. The proponent noted the variance was for Plant 85, not 83 as listed. The address given in the application is the address for Plant 85 and is the correct address for the variance. A previous occupant had built a second story mezzanine for additional production space in their fabric processing plant. The mezzanine penetrated the fire wall, and had a fire door in place, but later removed it. The current use of the facility is a metal processing plant. It is a fully sprinklered building, and the penetration of the fire wall is in an area used for storage. Matthew Stamm, Goshen Fire Department, was also present and did not object to the variance. Commissioner Furnish moved to approve with a request to clarify the variance goes to Plant 85. Commissioner Hoch made the second. It was voted upon and carried.

17-06-35(a)(b) RQAW Headquarters, Fishers

Ed Rensink, RTM Consultants, spoke as proponent. The request in variance (a) was to allow an unenclosed 4-story exit access stair. Plan Review noted that the building contains both B and A Occupancy uses and did not qualify under Exception 3 or 4. Following discussion, Commissioner Hoch moved to approve (a) with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow the B occupancy of a 4th floor conference room, used as an intervening room in a means of egress for the rooftop deck, to remain a B and not be classified as an A-3 when the occupant count increases during the use as a means of egress. Following discussion, Commissioner Von Deylen moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

17-06-39 Butler University Irwin Library, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Construction of the new Lacy School of Business Building will cause the north exit of the Irwin Library to be closed for approximately two years during the project. The request is to allow temporary closure of the exit. Appropriate temporary exit signage will be provided, and an existing north stair interior door will have the door swing reversed during this period. One accessible entrance will be maintained. Following discussion, Commissioner Scheurich moved to approve with the condition that the

variance was to be valid until July 1, 2019. Commissioner Jordan made the second. It was voted upon and carried.

17-06-40 Lake Park Senior Apartments, Hobart

Mark Riffey, Ryan FireProtection, and Blake Koffert, Project Manager, spoke as proponents. The request was to allow the use of an NFPA 13R sprinkler system in a new 3-story building which is 2000 square feet over the allowable area per floor. It had been filed as V-B, but was actually a V-A building per the proponent. Following discussion, Commissioner Von Deylen moved to approve providing construction of the building is Type V-A. Commissioner Brown made the second. When noted the building was over area per floor, Commissioner Von Deylen moved to set aside the previous motion, with the second by Commissioner Hoch. Following further discussion, Commissioner Von Deylen moved to approve with the condition that they file an addendum saying it was to be built as a Type V-A building. Commissioner Hoch made the second. It was voted upon and carried. Commissioner Brown abstained.

Breaking and reconvening: Chairman Hawkins recessed the Commission at 11:49 a.m. It was called back to order at 1:07 p.m.

17-06-48(a)(b)(c) McCury Apartments Final, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. In variance (a), the owner had voluntarily pressurized one of the stairways to provide added protection for the tenants. The stair was not part of variance 14-03-16, the Chapter 34 review, nor called out on the CDR or plans. The local fire department was to have the stair comply with all aspects of current code. A service elevator opens into the exit vestibule of the 1920's building protected by a 13R sprinkler system, and there is inadequate room to build an exit passageway. Following discussion, Commissioner Von Deylen moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) is to allow the use of residential quick response heads in the 55 square foot bathrooms. They have installed CPVC sprinkler pipe above the ceiling of UL listed Class A finish which does not have the weight to provide CPVC sprinkler pipe protection. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (c) was to allow the space in the existing electrical room to not comply with NEC required minimum work clearances. The switch in the fuse cabinet turns off the meter bank, and the cabinet is only opened when changing fuses. The room is of concrete and tile construction, and changes to comply with space requirements are not possible. Following discussion, Commissioner Scheurich moved to approve with the condition that lockout / tag-out signage be posted. Commissioner Jordan made the second. It was voted upon and carried.

17-06-51 Mt. Vernon Admin Building / International Academy, Fortville

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow an area of approximately 3,400 square feet of unused, former E Occupancy to be converted to two dwelling units to be used by visiting students and faculty participating in the school's exchange program. The apartments will be protected with an NFPA 13D system, and separated from the remainder of the building with a 2-hour fire barrier. An exit directly to the exterior will also be provided.

Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-06-52(a)(b)(c)(d)(e)(f)(g)(h)(i) Midtown West, Carmel

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variances (a), (b), (c), (d), (e), (f), and (i) were eligible for the block vote. Commissioner Jordan moved to approve those variances eligible for the block vote. Commissioner Scheurich made the second. It was voted upon and carried. Variance (g) was to allow the use of an NFPA 13R sprinkler system for the upper stories of the building. The podium was Type IA construction with type VA for the residential floors. A 3-hour separation will be provided between the lower levels and the apartment levels. Following discussion, Commissioner Von Deylen moved to approve with the condition that the podium is to have IA construction with a full 13 sprinkler system. Commissioner Hoch made the second. It was voted upon and carried. The building had been divided by fire walls which were used to create different "buildings" for allowable area purposes. Variance (h) was to allow some of the created buildings to have 100% horizontal exiting. The apartments are to be protected by NFPA 13R sprinkler, with three enclosed exit stairs. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

17-06-55 North of North Parking Garage, Fishers

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow the third floor path of travel to exceed that allowed by code. The garage is open-air with exterior openings along the third floor ramp area. The stairs will be enclosed with 2-hour rated construction, and both stairs discharge directly to the exterior at grade. Following discussion, Commissioner Hoch moved to approve with the condition that both stairways were to be sprinklered with an NFPA 13 system. Commissioner Von Deylen made the second. It was voted upon and carried.

17-06-56 Phoenix Manor, Woodburn

Melissa Tupper, RTM Consultants, spoke as proponent. An existing building was changed from a school to apartments after being evaluated using Chapter 34. The request is to permit an NFPA 13R system, which had incorrectly been submitted and installed, to remain in place. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Scheurich abstained.

17-06-58 HSE Schools Online Alternative Education, Fishers

Howard Smiley, architect, and Michael Barrett, Superintendent of Schools, spoke as proponents. The request was to be allowed to use the actual number of occupants in lieu of the calculated occupant load, and use the fixtures as they exist. The calculated load is 120, while the actual count is 30-35 persons. The budget would not support the cost involved. Following discussion, Commissioner Von Deylen moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

17-06-59(a)(b)(c)(d) Medical Office Building and Main Street Ext, Newburgh

No proponent was available for questions. Commissioner Hoch moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-06-60 Marott Center Addition, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The almost-completed building was cited for drains of three covered balconies which did not connect to a storm sewer or combined sewer system, but drained to open air. It was expected that the amount of precipitation collected by the balconies would not be any greater than if it was vertical wall construction receiving the same direct precipitation. Following discussion, Commissioner Von Deylen moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

17-06-61 La Porte High School Performing Arts Center, La Porte

Ed Rensink, RTM Consultants, spoke as proponent. The request is to be allowed temporary means of egress during construction, and to create a 70 foot dead end corridor during the second phase of the project. The building is fully sprinklered, and updated exit signs will be posted. Fire drills will also be held for the temporary exit route. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-06-62 Camp Krietenstein Cabin, Centerpoint

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow a 750 square foot cabin to omit sprinklers. The cabin will be used by staff for summer camp, and for volunteers during weekend training and events. The cabin has 2 sleeping rooms, kitchen and bath with 4 occupants. Two exits, 50 foot travel distance and emergency escape windows and a Firestop canister in the kitchen hood will be provided. Following discussion, Commissioner von Deylen moved to approve with the second by Commissioner Hoch. It was voted upon and carried with one nay.

17-06-63 Exeter Building, Jeffersonville

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the fire access doors to be provided at each 216 lineal feet in lieu of code-compliant 200 lineal feet. The request is due to the bay spacing of the warehouse and the panel width of 54 feet. The building will be protected by an ESFR sprinkler system. Commissioner Hoch moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Commissioner Hawkins abstained.

17-06-65(a)(b) Coffee Creek Ridge Event Barn, Bloomington

Carrie Ballinger, RTM Consultants, spoke as proponent. The request in (b) was to allow the use of Chapter 34 to convert a barn into an assembly occupancy. Noting the pictures provided with the application, Commissioner Von Deylen moved to approve with the condition that they must use commercial lighting, no combustible materials in the decorations and they must comply with the

Electrical Code. Commissioner Hoch made the second. It was voted upon and carried. Variance (a) was to allow the use of a portable toilet and handwashing station for a year. One portable toilet will be accessible. Following discussion, Commissioner Von Deylen moved to approve with the condition that the variance is to be valid until June 30, 2018. Commissioner Hoch made the second. It was voted upon and carried.

17-06-66 Boys and Girls Club of Bloomington, Bloomington

Carrie Ballinger, RTM Consultants, spoke as proponent. Also present was Tim Clapp, Bloomington Fire Department, who did not object to the variance. The request was to be allowed to use an existing office building for one year while a new permanent facility is located without full compliance. The existing building is 2 stories of Type IIIB construction. Each story has 2 exits directly to the exterior, and a 3rd exit will be added from the lower level to meet the separation requirements. Children in the building will be continuously monitored. Following discussion, Commissioner Von Deylen moved to approve with the second by Commissioner Hoch. It was noted that variances for a specified limit usually had a date attached, and Commissioner Von Deylen moved to set aside the motion and second, with the second by Commissioner Scheurich. Commissioner Von Deylen then moved to approve with the condition that the variance be valid until September 30, 2018. Commissioner Hoch made the second. It was voted upon and carried.

17-06-67 Primrose House, Lawrenceburg

Marie Dausch, New Horizons Rehabilitation Inc, spoke as proponent. The request was to allow a group home for three developmentally disabled residents to omit the sprinkler system. The home will be in a neighborhood of single-family residences. It will have smoke detectors and carbon monoxide detectors installed, with portable fire extinguishers in the kitchen and garage. There will be staff on site 24/7, though they will not be residential staff. The sprinkler system would take away from the feel of a home, and would be an additional burden of cost. The area is served by city water. Following discussion, Commissioner Von Deylen moved to table so that the proponent could get a bid on a 13D sprinkler system. Commissioner Hoch made the second. It was voted upon and carried.

17-06-68(a)(b)(c) Clowes Memorial Hall Storage Platforms, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. In variance (a) the request was to allow storage platforms of unprotected steel to be used in the Type IB building, replacing the wooden platforms currently in place. The stage is protected by a sprinkler system, which will be improved to cover above and below the platforms. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow guards, 42" in height, to be installed on the larger platforms, and omitted from the smaller platforms. A detachable cable system to prevent equipment from falling will be used on the smaller platforms. Variance (c) was to omit stairs and ladders for access to smaller platforms, using lifts instead. The only persons accessing the areas will be stagehands and riggers. Commissioner Von Deylen moved to approve both (b) and (c), with the second by Commissioner Hoch. It was voted upon and carried.

17-06-69 O'Neal Building, Ft. Wayne

Tim Callas, J&T Consulting, spoke as proponent. He had been having trouble reaching the local fire official for his acknowledgement, but now had the response. The request was to allow the use of a 2-hour fire barrier in lieu of the 3-hour barrier. The building is a pre-engineered Type II-B construction, used for light duty maintenance, with no welding. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

8. Presentation by Andrew Churchill on Indiana Code Amendments and Exemptions

Andrew Churchill, architect, spoke about his concerns about amendments made to the Indiana Plumbing Code, specifically the deletion of Section 1107.2 which said secondary roof drains systems shall have an end point of discharge separate from the primary system. Under the Plumbing Code, each roof drain system is designed to handle the roof overflow. Mr. Churchill has experienced roof collapses due to clogged roof drains, and he fears it is only a matter of time until it will end in occupant injuries. He discussed the design of roof drain systems and the difficulties which were created by deleting this section.

9. Discussion and Commission action

Tulip Tree Creamery
Cause No. DHS-1718-FPBSC-011
Non-Final Order of Dismissal

City of Greenwood Ordinance
Cause No. DHS-1704-FPBSC-002
Non-Final Order of Dismissal

Mancino's Pizza and Grinders
Cause No. DHS-1617-FPBSC-012
Non-Final Order of Dismissal

Dreyer & Reinbold BMW
Cause No. DHS-1707-FPBSC-003
Non-Final Order of Dismissal

Hoops Sports Bar
Cause No. DHS-1717-FPBSC-010
Non-Final Order of Dismissal

Commissioner Mitchell moved to affirm the Non-Final Orders of Dismissal, with the second by Commissioner Hoch. It was voted upon and carried.

10. Comments

Chairman Hawkins noted that nothing had been heard from the Office of Budget Management on Rule 7. He also agreed with Jim Gerstbauer, Monroe County Building Commissioner, when he had requested that training for local plan review personnel be started so that they will be familiar with the records needed and other requirements they will be expected to provide the to the state when local municipalities are able to begin reviewing plans, thus providing a smooth transition.

11. Adjournment

Chairman Hawkins called for further business. Hearing none, he adjourned the meeting at 2:39 p.m.

Approved _____
John Hawkins, Chairman

